

**ZONING BOARD
BOROUGH OF RUMSON
September 15, 2020
7:30 P.M.**

VIRTUAL ONLINE PUBLIC MEETING

For the duration of the Coronavirus Health Emergency the Rumson Borough Hall Municipal Building is closed to the general public and meetings are held with participation at remote locations, connected by conferencing software provided by **Zoom.us**. Members of the public are invited to view meetings live using the Zoom format, which will allow them to be recognized and contribute with voice and video when they are invited to do so during public portions of the meeting.

TO JOIN A LIVE MEETING: Members of the public and other participants use the same procedure:

Video and Audio Options:

1. If you are joining from a smartphone or tablet, install the Zoom app. Access the app and join with **meeting number 824 0687 6139** or use the link below.
2. If you are joining from a desktop or laptop computer with a web browser, open **<https://us02web.zoom.us/j/82406876139>**

Audio Only Options:

1. If you are joining by telephone, dial ***+1 646-558-8656 followed by the meeting number 824 0687 6139***
 - a. Additional Phone Number Options: +1 301-715-8592, +1 312-626-6799

When members of the public join the meeting, your microphone will be off (muted). Each individual will have control over their video element of the meeting (if available).

TO PARTICIPATE IN A LIVE MEETING: During the public comment section of the meeting, individuals will need to virtually “raise” their hand to participate.

For access from a desktop, laptop or the zoom app:

You will need to utilize the zoom controls at the bottom of the Zoom Window to “raise” your hand. The moderator will announce your designation and relay it to the board. Once the board acknowledges, you will be unmuted. Once the discussion has concluded, you will be placed back on mute and the board will proceed to the next public comment.

For access from the phone number:

You will need to dial *9 on your phone. This will notify the moderator of your designation. Once the last three digits of your phone number are read and acknowledged by the board you will be unmuted. At the conclusion of your discussion, you will be placed back on mute and the board will proceed to the next public comment.

TIPS: Controls appear at the bottom of the Zoom window. You can use these controls to attract attention, ask a question, or send a message.

**AGENDA
Zoning Board
Borough of Rumson
VIRTUAL September 15, 2020
7:30 P.M.**

Pledge of Allegiance

Roll Call

Statement of compliance with the notice requirements of the Open Public Meetings Act.

1. The continued application of **74 W River Road, LLC**, 74 West River Road (Block 1, Lot 15, R-1 Zone) to construct a new accessory building, to be located in the front yard of the subject premise, to be utilized as an office for private security personnel at the existing premises. Based on the Board's review and discussion relative to this application at the August 18, 2020 meeting the applicant submitted a revised Architectural Plan by Anthony M. Condouris Architect, 3 sheets, dated 8/6/20, revised 8/31/20. Revised plan reflects movement of the new accessory building northeast approximately 650 feet from West River Road. The property is currently non-conforming in Minimum Lot Width and Frontage 200 feet required; 175.69 feet existing, Interior Lot Shape 115 feet required; 95 feet existing, Minimum Side Setback one side 40 feet and total of 80 feet required; one side 38.0 feet and total of 89.8 feet existing and Sports Court (Basketball Court) located in the front yard between West River Road and the main residence. New construction will create non-conformities in having a new heated accessory building (security office) used for residential purposes located in the front yard between West River Road and the main residence.

2. The application of **Little Silver Investors, LLC**, 1 Meadowbrook Avenue (Block 49 Lot 12, R-6 Zone) to raze existing residence and construct a new single-family residence at the existing premises. New residence will be elevated to comply the required Base Flood Elevation (BFE). The property is currently non-conforming in Minimum Lot Area 5,000 sf. Required; 3,998 sf. Existing, Minimum Lot Width and Frontage 50 feet Required; 40 feet Existing and Interior Lot Shape 34 feet Required; 24 feet Existing. New construction will create non-conformities in Minimum Side Setback Required one side 8 feet and total sides of 18 feet / Proposed one side 8 feet and total sides of 16 feet, Rear Setback 35 feet Required; 33.9 Building and 20.4 feet Deck Proposed, Maximum Building Coverage 931 sf Permitted; 968 sf. Proposed and Maximum Floor Area 1,599 sf Permitted; 1,675 sf. Proposed.

3. The application of **William & Tracy Marucci**, 55 Bingham Avenue (Block 36 Lot 26, R-4 Zone) to cover the existing rear deck area with a roof and construct a new proposed uncovered rear grill area at the existing premises. New construction will create a non-conformity in Maximum Building Coverage 2,256 sf Permitted; 2,179 sf. Existing; 2,499 sf. Proposed.

4. The application of **Robert & Laila LoCascio**, 25 Robin Road (Block 97 Lot 12, R-4 Zone) to raze existing residence and construct a new single-family residence and detached garage at the existing premises. New construction will create non-conformity in Maximum Floor Area 3,500 sf Permitted; 3,849 sf. Proposed.

ADMINISTRATIVE:

Approval of August 18, 2020 Minutes

Approval of September 15, 2020 Resolutions:

Christopher & Darice Asaro, 115 Rumson Road (Block 122, Lot 2, R-1 Zone)

Bradford Going, 7 Maplewood Avenue (Block 50, Lot 10, R-6 Zone)

74 W River Road, LLC, 74 West River Road (Block 1, Lot 15, R-1 Zone)

